

PB# 03-24

Guardian Self-Storage

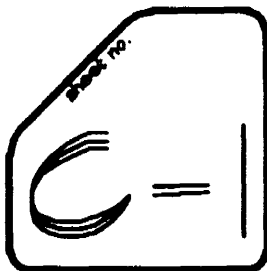
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PB #**03-24** GUARDIAN SELF STORAGE
SITE PLAN - WINDSOR HWY (DANIELS)

TOWN OF NEW WINDSOR
PLANNING BOARD

APPROVED COPY

DATE: 2-27-04



PROPOSED COLOR SCHEME

MAURI ASSOCIATES ARCHITECTS PC
303 MILL STREET POUGHKEEPSIE NEW YORK 12601 845-452-1030





**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE
SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

MJE@MHEPC.COM

MEMORANDUM

18 October 2004

TO: MICHAEL BABCOCK, TOWN BUILDING INSPECTOR

FROM: MARK J. EDSALL, P.E., TOWN ENGINEER

**SUBJECT: SITE COMPLETION REVIEW - 10-18-04
GUARDIAN SELF STORAGE SITE PLAN
NEW WINDSOR P.B. APP. NO. 03-24**

This memo will confirm that Bill Elgee of our office visited the subject site on the morning of 18 October 2004.

The site work is in substantial conformance with the approved plan and has been completed in an acceptable manner.

The only outstanding item would appear to be installation of the signs for the handicapped parking spaces. There are two spaces. One handicapped sign is completely missing, and the post is installed (but no sign) for the "No Parking Any Time" sign in front of the crosshatched lane.

I recommend a \$300 bond be set to guarantee completion of the work (unless it is done when the C of O is issued, then no bond is necessary).

NW03-24-Site Compl Memo 10-18-04.doc
MJE/st

REGIONAL OFFICES

• 507 BROAD STREET • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3391 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/10/2004

PAGE

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-I
02/24/2004	2% OF 59,700.66 INSPEC FEE	CHG	1194.01		
03/09/2004	REC. CK. #019022	PAID		1194.01	
		TOTAL:	1194.01	1194.01	0.

Rec'd
JR
3/10/04

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#244-2004

03/10/2004

Guardian Self Storage
80 Washington Street, Suite 100
Poughkeepsie, NY 12601

Received \$ 125.00 for Planning Board Fees, on 03/10/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/10/2004

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 3-24

NAME: GUARDIAN SELF STORAGE

APPLICANT: KARI REDL DANIELS

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

02/27/2004 PLANS STAMPED APPROVED

10/08/2003 P.B. APPEARANCE CL PH: APP CON - ND
. ADD NOTE TO PLAN FOR MAINTENANCE - TEMPORARY TRAILER REQUEST
. FOR OFFICE DURING CONSTRUCTION IS OK FOR 6 MONTHS - ADDRESS
. MARKS COMMENT #2 - MARK TO CHECK HYDRANT REQUIREMENT - NOTE
. ON PLAN FOR DUMPSTER MATERIAL - NEED COST ESTIMATE

08/27/2003 P.B. APPEARANCE LA: SCHED PH
. BUILDING MUST BE SPRINKLERED - SHOULD TIE INTO TOWN SEWER
. AND WATER - NEED INFORMATION ON DRAINAGE - GO OVER PARKING
. LOCATIONS AT WORK SHOP

06/03/2003 WORK SHOP APPEARANCE SUBMIT

05/21/2003 WORK SHOP APPEARANCE RETURN TO WS

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/10/2004

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 3-24

NAME: GUARDIAN SELF STORAGE

APPLICANT: KARI REDL DANIELS

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	07/24/2003	EAF SUBMITTED	07/24/2003	WITH APPLICA
ORIG	07/24/2003	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	07/24/2003	LEAD AGENCY DECLARED	08/27/2003	TOOK LA
ORIG	07/24/2003	DECLARATION (POS/NEG)	10/08/2003	DECL NEG DEC
ORIG	07/24/2003	SCHEDULE PUBLIC HEARING	08/27/2003	SCHED PH
ORIG	07/24/2003	PUBLIC HEARING HELD	10/08/2003	CLOSED PH
ORIG	07/24/2003	WAIVE PUBLIC HEARING	/ /	
ORIG	07/24/2003	PRELIMINARY APPROVAL	/ /	
ORIG	07/24/2003		/ /	



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE PLANNING BOARD

February 24, 2004

Guardian Self-Storage
80 Washington Street - Suite 100
Poughkeepsie, NY 12601

ATTN: KARI DANIELS

SUBJECT: P.B. FILE #03-24

Dear Kari:

Please find attached printouts of fees due for subject project. There is a balance remaining in the escrow account that will be returned to you shortly.

Please submit the following payments in separate checks, payable to the Town of New Windsor:

Check #1 - Approval Fee.....	\$ 125.00
Check #2 - 2% of Cost Estimate (inspection fee).....	\$ 1,194.01

Upon receipt of these checks, I will have the plans stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/24/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
/ /		PAID		0.00	
02/24/2004	APPROVAL FEE	CHG	125.00		
			-----	-----	-----
		TOTAL:	125.00	0.00	125.00

Check #1

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/24/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
4% FEE

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/24/2004	2% OF59,700.66 INSPEC FEE	CHG	1194.01		
		TOTAL:	1194.01	0.00	1194.01

Check #2

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 02/24/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/24/2003	REC. CK. #017298	PAID		750.00	
08/27/2003	P.B. ATTY. FEE	CHG	35.00		
08/27/2003	P.B. MINUTES	CHG	76.50		
10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	45.00		
02/24/2004	P.B. ENGINEER	CHG	363.00		
			-----	-----	-----
		TOTAL:	554.50	750.00	-195.50

To be returned

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 03/10/2004

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
02/24/2004	APPROVAL FEE	CHG	125.00		
03/09/2004	REC. CK. #019021	PAID		125.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

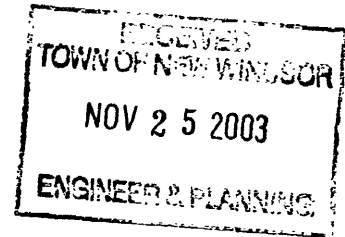
AS OF: 03/10/2004

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
07/24/2003	REC. CK. #017298	PAID		750.00	
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10/08/2003	P.B. ATTY. FEE	CHG	35.00		
10/08/2003	P.B. MINUTES	CHG	45.00		
02/24/2004	P.B. ENGINEER	CHG	363.00		
03/09/2004	RET. TO APPLICANT	CHG	195.50		
		TOTAL:	750.00	750.00	0.00



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
4 BURNETT BOULEVARD
POUGHKEEPSIE, NY 12603

WILLIAM D. FITZPATRICK, P.E.
REGIONAL TRAFFIC ENGINEER
(845) 575-6040

ROBERT A. DENNISON III, P.E.
REGIONAL DIRECTOR

JOSEPH H. BOARDMAN
COMMISSIONER

Richard A. Burns, Permits
NYSDOT
112 Dickson Street
Newburgh, NY 12550
☎ (848) 565-9762

21 November, 2003

Mr. Mark J. Edsall, P.E., P.P.
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553

RE: GUARDIAN SELF STORAGE RT 32 NEW WINDSOR 03-24 SITE PLAN AMMENDMENT

Dear Mr. Edsall,

I have reviewed project above and I have comments as follows:

1. The project shows a potential increase in traffic. This is a change use and the entrance needs to be evaluated to determine suitability and safety. (Section 2.2.2, Policy and Standards)
2. There is an unauthorized, illegal, non permitted, dirt access recently created at this site. This was done without permit. The existing access appears to be in non compliance to state standards regarding property line offsets. No permit was found for the original access either. This is in violation of section 1220A of the V & T Law and section 52 of the Highway Law. This dirt access must be removed. A permit is required to do so. Any Work within the DOT ROW requires a work permit.
3. It has yet to be determined if legal action will be taken at this time.

FAXED
Kari Daniels

CC: M.E.

4. Planning Board approval should be contingent upon DOT approval of the removal and analysis of the existing access for DOT specification conformity, safety and function. Mitigation may be necessary to comply with DOT requirements.
5. The plans enclosed for DOT review lack sufficient information to effectively evaluate this project. Any future submissions will require the designer to include the necessary information for minor commercial design. (Reference: POLICY and STANDARDS for Entrances to State Highways, section 6.1.2)

Please have the applicant contact me to apply for a permit to correct the potentially dangerous dirt access created for this project. Absolutely no work is authorized prior to permit issuance. If I can be of further assistance, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard A. Burns". The signature is written in a cursive, flowing style with a large initial "R".

Richard A. Burns, Permits

cc: Glenn Boucher, DOT Traffic
DOT Legal



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

14 November 2003

New York State Department of Transportation
Permit Inspection Unit Office
112 Dickson Street
Newburgh, New York 12550

ATT: Richard Burns

SUBJECT: GUARDIAN SELF STORAGE SITE PLAN AMENDMENT-NYS RT. 32
NEW WINDSOR PLANNING BOARD NO. 03-24

Dear Mr. Burns:

The Town of New Windsor Planning Board has received an application for site plan amendment approval of the subject project located on NYS Rt. 32. within the Town. The project is an existing site, with modifications proposed to the main building, including new utility services which must cross the state highway. The Planning Board has determined that the applicant will be required to obtain a Utility Work Permit from your Department.

We are forwarding herewith a copy of the plan submitted with the application for your review and comment. We request that you notify the Planning Board of any concerns regarding this application, which should be considered by the Board during their review of the project.

It is not the intent that these plans be considered the plans required for the Permit application, as these will be the responsibility of the applicant following site plan approval from the Town.

We look forward to your input regarding this application before the Board.

Very truly yours,

TOWN OF NEW WINDSOR PLANNING BOARD

Mark J. Edsall, P.E., P.P.
Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW03-24-14Nov03.doc

Sent 11/14/03



November 13, 2003

Mr. Mark Edsall, Town Engineer
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Re: Guardian Self Storage
149 Windsor Highway
New Windsor, NY 12553

Dear Mr. Edsall,

In regards to our plans submitted to the Town of New Windsor for construction of a temperature control building:

1. The plans were developed using our existing curb cut.
2. The existing curb cut is an easement referenced on our deed. The driveway is shared with our neighbor so that they may have access to their home. Please note that the description from our deed is attached.

If you should have any questions, I can be reached at 845-471-6000, ext 2. Thank you for your time and attention in this matter.

Respectfully,

Kari Redl Daniels

KRD/tp

19 March 1991

Page 2 of 2

DESCRIPTION
for
Herbert H. Redl
Town of New Windsor, Orange County, New York

14. Along said line, N 40° 34' 00" E, 36.89' to a point;
15. Still along said line, N 39° 50' 50" E, 227.11' to the point or place of BEGINNING.

CONTAINING 14.4 acres of land more or less.

SUBJECT to a twenty (20) foot wide easement, as shown on above referenced filed Map No. 8011, being more particularly described as follows:

BEGINNING at a point in the northerly line of Union Avenue where said line is intersected by the easterly line of lands now or formerly of Sarlinsky, running thence the following courses:

1. Along said easterly line, N 43° 55' 56" E, 316.13' to a point;
2. Running through the above described premises, S 46° 04' 04" E, 20.00' to a point;
3. Still through the above described premises, S 43° 55' 56" W, 310.00' to a point in the northerly line of Union Avenue;
4. Along said line, N 63° 05' 50" W, 36.68' to the point or place of BEGINNING.

dec90 "redl des"



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

☐ **Regional Office**

507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN/VILLAGE OF: New Windsor

P/B APP. NO.: 03-2x

WORK SESSION DATE: 3 Dec 2003

PROJECT: NEW OLD X

REAPPEARANCE AT W/S REQUESTED: No

RESUB. REQ'D: see below

PROJECT NAME: Guardian Self Stb-

REPRESENTATIVES PRESENT: Carry / -

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN

FIRE INSP.
PLANNER
OTHER

ITEMS DISCUSSED:

- we will get new plans.
- we will get new cost estimate
- ck plans vs MSE + F/D comments - OK
- they say they have straightened out situation with ^{Burns} DOT, he said to get P/B plan stamped then bring to him before permit can be issued

STND CHECKLIST:

DRAINAGE
DUMPSTER
SCREENING
LIGHTING
(Streetlights)
LANDSCAPING
BLACKTOP
ROADWAYS
APPROVAL BOX

PROJECT TYPE

SITE PLAN
SPEC PERMIT
L L CHG.
SUBDIVISION
OTHER

PROJECT STATUS:

ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date

* MYRA please call Richard Burns to make sure OK to stamp.

Myra Mason

From: mje [mje@mhepc.com]
Sent: December 08, 2003 1:50 PM
To: mmason@town.new-windsor.ny.us; P. E. Mark J. Edsall (E-mail)
Cc: raburns@dot.state.ny.us
Subject: Re: FW: GUARDIAN SELF STORAGE - RT. 32 (03-24)

Myra & Rich,

Got copies of emails between you both. Please note the following:

1. Town zoning does not recognize this as a change of use since it is the same owner and same use (based on Town Zoning Law).
2. Town never authorized a second entrance. They were supposed to keep the existing entrance with no change within the State ROW.
3. Subsequent to Richard's recent conversations with them regarding the unauthorized additional entrance, they were back to Town at P.B. worksession. I advised them that they had no authorization from Town or DOT to make any changes or additions to the access to the site. I told them they must immediately take action to resolve matter with Mr. Burns of DOT.

Rich, I hope the above helps. Thanks for your assistance.

mark

Mark J. Edsall, P.E., Principal
McGoey, Hauser & Edsall, Consulting Engineers, P.C.
33 Airport Center Drive - Suite #202
New Windsor, New York 12553
(845) 567-3100

----- Original Message -----

From: "Myra Mason" <mmason@town.new-windsor.ny.us>
To: "P. E. Mark J. Edsall \ (E-mail) \ " <mje@mhepc.com>
Sent: Mon, 8 Dec 2003 13:39:14 -0500
Subject: FW: GUARDIAN SELF STORAGE - RT. 32 (03-24)

> Mark - can you respond to Rich Burns for this question...
> me

> -----Original Message-----

> From: Rich Burns [mailto:RABURNS@dot.state.ny.us]
> Sent: December 08, 2003 11:50 AM
> To: mmason@town.new-windsor.ny.us
> Subject: RE: GUARDIAN SELF STORAGE - RT. 32 (03-24)

>
> My initial investigation of the site plan you sent to me revealed a new
> entrance on the DOT ROW. The plan you sent to me did not show this
> type of improvement. It showed extra capacity of the facility. I
> wanted to know if the town had approved a change use of property or
> even an extra entrance that was not approved by us.

----- End of Original Message -----



RESULTS OF P.B. MEETING OF: October 8, 2003

PROJECT: Guardian Self Storage P.B. # 03-24

LEAD AGENCY:

NEGATIVE DEC:

AUTHORIZE COORD. LETTER: Y N

M) AS) L VOTE: A 5 N 0

TAKE LEAD AGENCY: Y N

CARRIED: Y ☒ N

M) S) VOTE: A N

CARRIED: Y N

PUBLIC HEARING: **WAIVED:** _____ **CLOSED:** ☒

M) A S) L VOTE: A 5 N 0 SCHEDULE P.H.: Y N

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y.

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) A S) L VOTE: A 5 N 0 APPROVED: 10-8-03

NEED NEW PLANS: Y ☒ N ☐

CONDITIONS – NOTES:

Add Note to plan for Maintenance

Temporary Trailer request for office during construction OK 6/10/14

Comment #2

Mark to Check hydrant requirement

Note: Dumpster material

Bond estimate

GUARDIAN SELF STORAGE SITE PLAN (#03-24)

Ms. Kari Redl Daniels appeared before the board for this proposal.

MR. PETRO: Climate controls, I know some delis that don't even have that. Application proposes construction of a new 53,600 climate controlled storage units at the location of the existing office building. Plan is reviewed on a concept basis only. You're split between C and NC zone zone lines. New building is completely within the NC zone so that would put it into a permitted use in the zone. Is that correct?

MR. EDSALL: Yes.

MR. LANDER: 53,600 square feet two floors?

MS. DANIELS: Also includes the full basement.

MR. PETRO: I'll stop talking and listen to you for a while.

MS. DANIELS: I'm Kari Redl Daniels. We are a local family-owned and operated business. I have Winston Schuck (phonetic), he's been, his background is 30 years of directing the Town of Poughkeepsie Planning Board. He's able to come in, help us out and review the plans and get it the right start.

MR. PETRO: You were on the planning board?

MR. SCHUCK: No, town planner. No one directs the planning board.

MS. DANIELS: I said that wrong. We currently own and operate four properties in Orange County, two being right in New Windsor. And the first one we established is this one. We're here to renovate this building and bring in what we call heated and cooled units,

temperature controlled. We offer air conditioning and heat to people in the storage buildings. We're finding that we're getting more and more phone calls for this type of need for heated and cooled units. We had a lot of traditional storage right now and right now, we're in the process of receiving a lot of pharmaceutical reps who need to put belongings in storage.

MR. PETRO: First thing I'm going to do is send the fire inspector, make sure you don't have beds in there, people living in there.

MR. ARGENIO: I have a friend who's a pharmaceutical rep who stores in those units.

MS. DANIELS: We have some temperature controlled units in the building, we'd like to renovate the building and bring it to what we consider our style building.

MR. PETRO: No kitchens.

MR. LANDER: How many units in the building?

MS. DANIELS: I have that on the plans because I have to deal with the parking, 306 units.

MR. SCHLESINGER: What's the present use of the building?

MS. DANIELS: Exactly what it will be now, it's office and temperature controlled units.

MR. SCHLESINGER: I'm trying to get a picture where this is.

MS. DANIELS: Right next to Duffer's Driving Range.

MR. SCHLESINGER: There's an existing building?

MR. SCHUCK: There's a small building which will be

removed and this will be replaced.

MR. SCHLESINGER: This is new construction?

MS. DANIELS: Yes, so we made an attempt.

MR. PETRO: I'm sorry, look on the plan, you'll see the existing building to be removed. Mark, 2 story, what's the height there, 35 feet permitted use in the NC zone, is that right?

MR. EDSALL: Yes.

MR. PETRO: You're going to be--

MR. EDSALL: 28'8" so they're well below.

MR. PETRO: How about to your side yards with the 28 feet you're not going to need a variance for the side yard there?

MR. SCHUCK: We think the side yard requirement is, we have 54 feet west, east we have 33 feet and change and so we have a total side yard of 86 foot 3 inches.

MR. PETRO: You're saying you don't need any variances.

MS. DANIELS: No variances. We need the room on the side of the building for our trucks.

MR. SCHUCK: Front yard is 43 foot required, we have 83.5.

MR. PETRO: Any elevations of this building here?

MS. DANIELS: I do, we're actually tweaking that though we're changing that look a little bit, so I didn't bring in a colored rendering. We're going to do a few more arches.

MR. PETRO: You realize that this building is going to be sprinklered?

MS. DANIELS: Yes.

MR. LANDER: What kind of construction is the building going to be made out of?

MS. DANIELS: Concrete and metal.

MR. ARGENIO: Pre-cast panels?

MS. DANIELS: Yes.

MR. PETRO: Mark, acceptable analysis of minimum parking, how did you come up with that?

MR. EDSALL: The parking calculation is correct. My only concern I think I noted after that was a couple of the spaces being immediately adjacent to some of the storage units but the calculation is correct.

MS. DANIELS: And I did the parking spaces next to the storage units because I prefer to do a large landscaping section in front of the building versus turning it into parking. So I thought I'd need your direction how you'd like me to handle that.

MR. PETRO: Mark, the loading zone on the south end, that doesn't constitute some form of a structure close to the property line? See, looks like a truck's backed into the loading zone.

MR. EDSALL: I think that's just a retaining wall.

MS. DANIELS: Retaining wall.

MR. EDSALL: Which we don't have setbacks for in the code.

MR. LANDER: Looks to me like it's going to tie into the existing driveway that's there now, going to be an island in between.

MR. SCHUCK: For the tractor trailers, yes, that will go into the existing storage.

MR. PETRO: Do we have anything from fire? First approved on 8/12/2003 along with highway 8/26/2003. The two foot cut along the north side of the property, south side of the property, how are you going to treat that? Is it just going to be bermed down, cut down or are you going to put a little retaining wall?

MR. SCHUCK: You've got about a 1 on 5 slope.

MR. PETRO: Next question, drainage, just what's your drainage plan, what do you have there? You have all that blacktop in the front.

MR. SCHUCK: Drainage, basically, if you look at the grading plan, the drainage will go to the existing catch basin.

MR. PETRO: It's going to flow to the back and tie into an existing drainage system you said including the roof gutters into the same system?

MS. DANIELS: Yes.

MR. PETRO: So you're going to be adding, what's the size of the building?

MR. SCHUCK: Well, the roof will be, it will be 17.

MR. PETRO: It's not all blacktop now?

MR. SCHUCK: No.

MR. PETRO: Did you do any studies if it can take such

a large increase in water?

MS. DANIELS: I've hired Lanc & Tully. Right now, they're working on the septic. I haven't asked them to do any testing on drainage.

MR. PETRO: Tie into the sewer here?

MS. DANIELS: No.

MR. PETRO: For any reason?

MS. DANIELS: Which side of the road is it on? Because right now, I have to tie into water.

MR. EDSALL: Sewer is, I think the sewer's on the opposite side. If they haven't tied in, I think they need to at this point.

MR. PETRO: I think you should probably tie into the sewer.

MS. DANIELS: How does it run with the water on the other side, how does that--

MR. PETRO: No, it would be a separate, could be an 8 inch line, 10 inch line, and you'd have to tie a lateral from your building into that main, you may need even to pump.

MR. EDSALL: There was a number of people on the far side of the road who had to put ejectors in but Lanc & Tully can figure that out for you. And we can also ask that they have the capacity of the detention basin evaluated to see if it needs to be enlarged.

MR. PETRO: Yeah because your, this is a good size, just the roof alone 18,000 feet of water coming off the roof.

MR. ARGENIO: How do you know there's a basin?

MR. EDSALL: There's a basin in the back now so worst case is they may have to expand it. The good news is they have someplace to take it.

MR. LANDER: I did some work there years ago when it first opened and there's a drainage basin in the back but there's a lot of water coming off the roof.

MR. PETRO: Look into it, I know you may have some impervious materials.

MR. SCHUCK: I have to meet the clean water requirements so the roof and all that is going to have to be treated.

MR. PETRO: Are you already tied into the water?

MS. DANIELS: No, I have to tie into water.

MR. PETRO: You're on a well right now?

MS. DANIELS: Yes and so I have to look into either boring under the road or bringing water from Surinsky's.

MR. PETRO: How would you get it from Surinsky's?

MS. DANIELS: He's tied into water.

MR. PETRO: You can't use his water line, you have to tap into your own line, you can't go into somebody else's property.

MS. DANIELS: So I was hoping.

MR. PETRO: You might have to do two borings, I don't know what side the water's on.

MS. DANIELS: It's on the opposite side and I heard it was all rock underneath 32.

MR. ARGENIO: I would be shocked if that were the case.

MS. DANIELS: That's what someone said to me.

MR. ARGENIO: Anything's possible.

MR. PETRO: Look into it and see if the water has to be tied in. I can tell you you can't run them in the same hole, correct, Mark?

MR. EDSALL: You need the ten foot separation but you might be able if the DOT lets you open cut, you might be able to have a ten foot wide trench, but it's doubtful.

MS. DANIELS: I know I need to bring a six inch line over.

MR. PETRO: Jerry and I are talking about the well, why would they have to tie into the water system?

MR. EDSALL: State law, if they're within for commercial 500 foot of a public water main, they have to.

MR. PETRO: Does that answer your question?

MR. ARGENIO: Thanks, Jim, that answers my question.

MR. EDSALL: Sewer is the same thing, I'm not sure if it's the same 500, it's a lesser separation for residential but for commercial, I think it's within 500 feet.

MR. ARGENIO: Can I digress just a bit on what would be the, I guess the south, no, it would be the southeast, southwest end of the building says new chain link fence

or southeast, I'm sorry?

MS. DANIELS: I see.

MR. ARGENIO: What's going on there? I don't understand.

MS. DANIELS: I think we're just tying in. There's a little tiny portion you have to--

MR. ARGENIO: From the chain link fence coming to the north, the loading dock is essentially, is totally blocked off.

MS. DANIELS: Absolutely.

MR. ARGENIO: Why? For what purpose? What does that do?

MS. DANIELS: I want to control my access into the back of the facility because I have customers back there.

MR. ARGENIO: What's going on in this area?

MS. DANIELS: Nothing, just grass, keeping people out. Everyone has a gate code to get in and out of the facility.

MR. ARGENIO: That's a grass area?

MS. DANIELS: Yes.

MR. PETRO: Conceptually, does anybody have any problems? No, right?

MR. KARNAVEZOS: No.

MR. PETRO: I guess a few points we brought up would be number one, the water, depict that on the plan, the drinking water, the sewer line, storm water, see if the

basin will take care of the flow. You should probably make a note that the roof drains will be tied into it. As far as lighting is concerned, what do you have for lighting, is there a lighting plan?

MS. DANIELS: Yes.

MR. PETRO: Mark, you reviewed the wall packs on the back of the building?

MR. SCHUCK: Sides, there's two freestanding in the front by the parking lot toward the building, there's a couple of down lit on each corner of the building.

MS. DANIELS: Also parking lot lighting.

MR. PETRO: The landscaping in the front of the building, can you go over that a little bit? I see you have some stuff there.

MR. SCHUCK: Basically, it's mostly low junipers, there's some forsythia and there's some lilac and some day lilies. The concern is to keep low enough so that they're not going to have a problem with the traffic on the corners. Also, the green, we've got 80 foot of green area between the pavement and the parking.

MR. PETRO: That curb cut's existing, correct, you're not changing anything about that?

MS. DANIELS: That's existing.

MR. PETRO: You're not touching that?

MS. DANIELS: Right.

MR. LANDER: Is there concrete curbs there now?

MS. DANIELS: Yes.

MR. SCHUCK: We'd rather not touch them.

MR. PETRO: It's a lot easier if you don't.

MR. LANDER: How wide is the sidewalk in the front?

MS. DANIELS: Five feet.

MR. LANDER: Bumper blocks in the front when they pull up so that we don't, so we maintain the handicapped accessibility across the sidewalk.

MS. DANIELS: There's a curb, the loading dock area is actually a ramp.

MR. LANDER: No, a five foot sidewalk when a car overhangs the sidewalk it's about two foot six inches that you lose so we're going to have to make the sidewalk a little wider to keep the 40 inch for the handicapped.

MR. SCHLESINGER: How many HVAC units are you going to have?

MS. DANIELS: That's a great question. I don't know. I haven't worked with the HVAC company yet to determine what I need.

MR. SCHLESINGER: You're going to be heating and cooling a lot of units.

MS. DANIELS: Yes.

MR. SCHLESINGER: So if you're going to have, you're not going to have a separate unit for every rental, you're going to have some substantially large units.

MS. DANIELS: Yes, I don't remember.

MR. SCHLESINGER: Where are you going to mount them?

MR. LANDER: On the roof, in the back?

MR. SCHLESINGER: There's noise involved and you're not going to want them sticking out like a sore thumb and everything.

MS. DANIELS: Okay.

MR. SCHUCK: Show how we're going to obscure those.

MR. SCHLESINGER: How and where.

MR. PETRO: Did you get a copy of Mark's comment?

MS. DANIELS: Yes.

MR. EDSALL: Jim, I have two issues I need some guidance from the board on the lighting and they do in fact show you where the lighting is proposed and provide a detail, do you want lighting information, isolux curves or just location adequate on this one?

MR. LANDER: Pleasant Acres is next door, Duffers is across next door to that and across the street is a small strip mall.

MR. EDSALL: They're only using 400 watt lighting fixtures so it's not as if they're overlighting from what I can tell.

MR. PETRO: I don't think we need the curves.

MR. EDSALL: Second issue is the parking, you need to tell me if parking or the required parking spaces being set as is shown on S-2 along the units is acceptable. And secondly, the front loading zone is being shared as a loading zone and apparently three parking spaces, normally, I don't allow either because you're obstructing access to the buildings and I don't know

that the fire inspector's office is going to go along with that anyway and secondly, if the front area's really going to be used as a loading zone, you don't want to have them dual use.

MR. PETRO: We have fire approval on 8/12/2003, so he didn't have a problem with it.

MR. EDSALL: He may not have seen it, to be honest with you. Let me just ask a question, where the cars are parked, is that in an area where there's doors to get into units?

MS. DANIELS: In some we put the parking there in some cases probably yes and in some cases no, probably mixed, most people pull up and park in front of units. We have such a low traffic flow, it's not the type of business where it's like a supermarket where there's constantly people in and out the loading zone, we have a lot of first time users in the truck rental business so we try to make it easy for people to bring their vehicles in and they're tired because they're moving.

MR. ARGENIO: If somebody's unloading or loading the car, they're parked there?

MR. EDSALL: Exactly, so we may not want to call it a loading and unloading zone, just make it parking spaces.

MR. SCHLESINGER: There are units that are not going to be accessible by parking in front of the unit, is that correct, interior as well as exterior? When I say exterior, I mean access from the outside and probably going to be units inside where people don't have access to open up the door, take things out of the car and put them right in the unit.

MS. DANIELS: I'm sure I could probably do some slanted parking over here, if you wanted to, I show the parking

here because I really wanted to get away from taking my landscaping showing parking in the front, so that was, my architect said the same thing to me. My goal was keep the landscaping along Route 32. I just think it makes a better presentation for my customers, that's why we put the parking in the back. I can look at moving it someplace else, I'd have to take away some grass area here or I could remove, maybe bring the landscaping back to a minimal amount.

MR. EDSALL: Why don't we look at some other location at the workshop? I think I've got some ideas and we might be able to distribute them around the rear area rather than trying to put them all in the front. But my concern is that as knowing the fire inspector's thought process, if there's a unit that has for some reason the need for emergency access into it and vehicles are parked square in front of it, that creates a problem, so maybe look at moving them to the perimeter or someplace else.

MS. DANIELS: Okay.

MR. KARNAVEZOS: Talking about the main building or talking about the units in the back?

MR. EDSALL: Talking about the ones in the back parallel parked against the units in the back.

MR. KARNAVEZOS: Because most of the storage units basically that's that I've seen that's what they do, they'll pull up right alongside their unit, take the stuff out and they leave, they're not allowed to leave anything in front of the unit, their cars have to--they have storage for like RVs and stuff like that or no?

MS. DANIELS: We do, we have very little.

MR. PETRO: It's like a 15 minute parking.

MR. KARNAVEZOS: Right.

MR. EDSALL: That's anticipated on the entire site, these are just mandatory required parking, be it for somebody who's coming over to help somebody else unload and leave their car parked, employees, whatever else but anybody coming to the unit is not going to park all the way in the back and carry stuff. These are actual parking spaces.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Guardian Self Storage site plan amendment on Windsor Highway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Planning board should determine for the record if a public hearing will be required for this site plan as per discretionary judgment, I think he can do enough housekeeping on the plan to have it ready for a public hearing and as far as the water and sewer is resolved at that time really not that important but at least the gist of the plan looks pretty ready to go. Anybody have any comments?

MR. KARNAVEZOS: No.

MR. ARGENIO: No.

MR. PETRO: No comments or no you don't agree?

MR. ARGENIO: No, I agree with you.

MR. PETRO: I think for your sake and you have a lot of time we'll have a public hearing, it's better to have it, it's over with, you may have nobody, it's not going to hurt you at all, have it and you have it forever and that's it. I think it's like Mr. Lander just said it's a large building, everybody is going to see. Motion to have a public hearing.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the, schedule a public hearing for the Guardian Self Storage amendment. Is there any further discussion? If not, roll call.

ROLL CALL

MR. LANDER	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: If you can tend to some of the comments that you made, you know the drill, you can probably read it to me, get it set up.

MR. SCHUCK: Who advertises, you or us?

MR. PETRO: Call Myra, 563-4615 and she'll give you all

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the information for the public hearing, get the list and you'll be on your way. We have a meeting every two weeks so if you're ready, you'll be on the agenda.



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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GUARDIAN SELF STORAGE SITE PLAN AMENDMENT
(OTHER)
PROJECT LOCATION: WINDSOR HIGHWAY (NYS RT. 32)
SECTION 9 – BLOCK 1 – LOT 25.3
PROJECT NUMBER: 03-24
DATE: 27 AUGUST 2003
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A NEW
53,600 S.F. CLIMATE-CONTROLLED STORAGE BUILDING OVER
THE LOCATION OF THE EXISTING OFFICE BUILDING. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is split between the C, NC and R-4 zones. The zone lines on the plan appear to be consistent with the Town zoning map. The proposed building would raze the existing office and construct a new 2-floor 53,600 s.f. building with full basement (17,960 each floor). The new building is completely within the NC zone, as depicted.

This application is a site plan amendment. The mini-warehouse buildings are in the C zone and are permitted in that zone. The office use (building which is being removed) is a permitted use in the NC zone. This new building is not actually a free standing mini-warehouse, but a specialized service with associated offices for the overall site. In any case, all three are permitted in the NC zone, and all have the same bulk requirements.

The site complies with all bulk requirements. With regard to parking, the table provides an acceptable analysis and minimum parking requirements are met.

2. I made an initial review of the plans and have the following comments:
 - The handicapped parking space cross-hatched access lane is not of proper width. Eight (8) foot is required by code. Three-foot (3') lanes are shown. (Further, please note that two spaces can share a single 8' lane)

REGIONAL OFFICES

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• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

- Per new code requirements, a sign is require in front of the cross-hatched access lane of the handicapped parking space. The sign must read "No Parking – Any Time".
 - Pursuant to a policy memorandum dated 23 February 1989 from the Town Building Inspector, a complete (separate) detail for the handicapped parking space and associated sign(s) should be provided on the plans.
 - The board should discuss the parking with the applicant. We should also ask if the previous plans approved parking along the storage buildings. I have concern regarding the 10 spaces along the storage buildings, and the 3 which are shown in the front loading zone. More "usable" spaces should be provided.
 - The plan depicts up to a 2 ft. cut right along the southerly property line. Is a grading easement being obtained? Otherwise, I see no other problems with grading as proposed.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine, for the record, if a Public Hearing will be required for this Site Plan, per its discretionary judgment under Paragraph 48-19.C of the Town Zoning Local Law.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW03-24-27Aug03.doc

GUARDIAN SELF STORAGE SITE PLAN (03-24)

Ms. Kari Redl Daniels and Mr. Winston Schuck (phonetic) appeared before the board for this proposal.

MR. PETRO: Plan was previously reviewed at the 27 August 2003 planning board meeting and is before the board for a public hearing at this time. Property is split between NC and R-4 zone, zone lines on the plan appear to be correct, consistent with the zoning map. This is in the NC zone, site complies with all bulk requirements, table provides acceptable analysis and minimal parking requirements are met. Do you have a copy of Mark's other comments? Just very briefly tell us, just bring us up to date what you're doing there exactly from scratch.

MR. SCHUCK: This is going to be a climate, two story climate controlled building in front of the existing storage units on Route 32 of Guardian Self Storage. This will be a climate controlled building two stories above ground and it will have a basement. Each floor is going to be 17,960 square foot, the building will be sprinkled, it will have, we have developed elevations and we will be showing you what it's going to look like tonight and we have been working with the engineers to develop the project to the Town Codes. Our builder is here tonight, Jody Foster, who can answer some of the details you might have on the construction and on the building.

MS. DANIELS: And Judy Meyers, general manager, who runs the buildings and Jody Clayton.

MR. PETRO: Parking has been resolved, there's a couple of notes from Mark, the handicapped parking space dimensions appear to be correct and the plan still does not include a dimension detail. One should be added to the plan so there's going to be small things that you need to take care of but take Mark's comments and

implement them on the plan. I don't think it's a major problem, just needs to be done. Plan depicts dumpster enclosure of stockade wood, normally, masonry enclosures are requested. As Ronny would say, I'll beat him to saying it, if you're making the building out of block or whatever you're making the building out of, what is it?

MR. CLAYTON: Combination block.

MR. PETRO: Make the dumpster enclosure the same way.

MR. ARGENIO: Block.

MR. EDSALL: The idea is to have it finished so it looks like an outbuilding of that unit.

MR. PETRO: Read this last one because I have an interest in that. On fire, we have fire approved but the fire department hookup needs to be shown on the outside of the building for sprinkler, show indication of sprinkler room, fire hydrant to be located on site.

MS. DANIELS: Is that a letter or note?

MR. PETRO: It's a note here directly from him, do you have the fire hydrant shown on the site?

MR. SCHUCK: Yes, sir.

MS. DANIELS: If required, when I met with the fire department, they said if I sprinklered the building first they wanted a fire hydrant because I wasn't going to sprinkler the building, it was under 5,000 square feet so I put it on as a requirement but I, because I didn't know if the buildings need to be sprinklered.

MR. PETRO: I don't know so I suggest that--

MR. BABCOCK: Your building's definitely going to have

a sprinkler system.

MS. DANIELS: Yes.

MR. PETRO: Is the fire hydrant still required?

MR. EDSALL: We can check that.

MR. PETRO: I'd be guessing and I don't want to do that.

MR. SCHUCK: We have indicated some hookups for the, on each side of the building for the fire department.

MR. PETRO: We received a storm water analysis in letter form, prepared by Lanc & Tully. The letter indicates adequate storage but notes that proper maintenance has not occurred. And they commit to proper maintenance in the future and a note to that effect should be added to the plan indicating that failure to do so is acknowledged as a violation of site plan approved. Talking about proper maintenance?

MR. EDSALL: Apparently, it's overgrown, it has debris in and about the basin.

MS. DANIELS: It's been all cleaned up, it was a surprise to us as well, so we went and cleared any kind of debris that the storage customers left or didn't dispose of.

MR. EDSALL: They're likely tossing things unknowingly.

MS. DANIELS: Now it's on the maintenance list to check on a regular basis. So I'll add that note to the plan because it's on our maintenance list to check that monthly.

MR. ARGENIO: Yes.

MR. PETRO: This is a public hearing. On the 23rd day of September 2003, 24 addressed envelopes containing the public hearing notices were mailed out. If someone is here who'd like to speak for or against this application, please stand, be recognized by the Chair, come forward and state your name and concerns. Anyone like to speak? All right, let the minutes reflect that there's no one here that would like to speak on this application. So I'll entertain a motion to close the public hearing.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Guardian Self Storage site plan on Windsor Highway. Is there any further discussion? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: At this time, I reopen it back up to the board for any further comment and review by Mark. Do you have anything outstanding, Mark?

MR. EDSALL: Comments as you said are quite straightforward, they will not impact the plan so it's in really good shape.

MR. ARGENIO: I have one question. The issue was discussed about the water line hookup and where the existing 8 inch water main is, do you have to do a boring under 32?

MR. CLAYTON: Yes.

MR. ARGENIO: Just curious.

MR. CLAYTON: At this point, we think so.

MR. ARGENIO: I don't think they're going to let you do an open cut.

MR. CLAYTON: No, there's another hydrant on the other side of the driveway, we want to see if there's a line under there already, we can pick up on the other side.

MR. ARGENIO: Call it a main extension.

MR. PETRO: What are you going to do for drinking water, going to tap off the line when you bring it across? They're going to let you do that?

MR. CLAYTON: Yes.

MR. PETRO: Come in with an 8 inch line?

MR. CLAYTON: Six.

MR. PETRO: You're going to take your one inch off that, you don't need a dedicated main just for the fire?

MR. EDSALL: No, you split them outside, you take the domestic tap and have two feeds in the building, fire service and the domestic.

MR. PETRO: Not that I'm trying to make you do two borings but sewer line is where?

MR. SCHUCK: On the other side of the street.

MR. PETRO: So you're going to do two borings?

MR. CLAYTON: Yes.

MS. DANIELS: We'll work with the water and sewer department on that closely.

MR. SCHUCK: And the State DOT.

MR. EDSALL: You might be able to bullet the ejector line under because that's how a number of the other properties have gotten underneath 32 for the sewer ejector. Matter of fact, probably a half dozen below you, they bulleted across and connected in, its another option, it's quite a bit cheaper.

MR. PETRO: Okay.

MR. BABCOCK: Maybe we should talk about the possible use of a temporary trailer that they're going to need for the use of their business.

MS. DANIELS: Right, I put a note on the plan, we actually wanted to ask permission to use an office trailer, it will be a combination office and construction trailer, we've picked out the nice one that has the glass doors, I think there's a similar one on the property on the corner, we'd like to place that there.

MR. BABCOCK: Where are you putting it?

MR. CLAYTON: Here's the driveway coming in, we're basically setting that trailer at the corner in line with the existing driveway so it channels all the storage traffic this way, so that trailer will sit right here and we'll put a little gravel road through to bring our construction traffic in.

MR. ARGENIO: Permanent or temporary?

MR. CLAYTON: Temporary.

MR. BABCOCK: They're tearing down the office building which I have no objection to.

MR. ARGENIO: They'll operate during the term of construction?

MR. BABCOCK: That's right.

MR. PETRO: Six months sound reasonable?

MR. SCHUCK: Until the C.O. is issued.

MR. BABCOCK: We'll make sure we won't give them a C.O. to operate until they remove it.

MR. PETRO: Six months is fine. Planning board may wish to make a determination regarding the type of action. So motion for negative dec.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec under the SEQRA process for the Guardian Self Storage site plan on Windsor Highway. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Looks like we have, I've said it before,

the fire was approved on 10/6/2003.

MR. EDSALL: I'll doublecheck on the hydrant.

MR. PETRO: All right, I think that's as far as we can go tonight. Is there any other comment about the site plan itself? You have a copy of Mark's comments, I suggest that you implement whatever he needs you to put on the plan.

MR. EDSALL: These are quite straightforward adjustments, do you want to look at the conditional so that I can just check if these have been done, save yourself an item on the agenda cause there's really nothing on here.

MR. PETRO: Start this year?

MS. DANIELS: They'd like to start tomorrow, if it has conditional approval to make the changes, then I was going to go in tomorrow for a demolition permit, get the trailer set up and go for the water and sewer hookups.

MR. PETRO: How about the building, start the building this year?

MR. CLAYTON: Definitely.

MR. PETRO: I've only made a few my mistakes, one of them was starting buildings in October, but that's not for me to say. I don't want to scare you. He looks competent. Okay, what else, Mark?

MR. EDSALL: I'll check the fire hydrant and my comments under number 2 and the bond estimate which is under number 4, so really it's really not that many items.

MR. PETRO: Refuse enclosure has to be made out of the

same material really add a note to the map to that effect.

MR. ARGENIO: Note about the maintenance of the open storm water basin.

MS. DANIELS: Right, I'll go right off your plans here or your letter, I'll go right off your letter.

MR. PETRO: Okay.

MR. LANDER: What about the sign out front, is that going to stay the same?

MS. DANIELS: Stays the same.

MR. PETRO: We have a few subject-to's, sidewalk we changed in the front, was there a grade problem on the outside or not?

MR. EDSALL: They've addressed that.

MR. PETRO: Mark, you say they've addressed everything?

MR. EDSALL: Yeah, these are very simple comments.

MR. PETRO: That's enough, I want to go home. And I think subject-to's I'll go through.

MR. ARGENIO: I'll make a motion for final approval for Guardian Self Storage site plan amendment subject to the notes Mr. Petro's going to read in in a minute.

MR. KARNAVEZOS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval, final conditional approval to Guardian Self Storage on Windsor Highway subject to the bond estimate being in place, hydrant may or may not be required, we'll find

out, whatever it is you'll have to comply with it, simply yes or no, the dumpster note being added as to the construction type, the notes of Mark's on the comments sheet that you have in front of you, I'm not going to go over every one of them, they just have to be completely taken care of. Anything else, Mark?

MR. EDSALL: Bond estimate, did you get that in?

MR. PETRO: I did that.

MR. BABCOCK: Trailer, Jim, maybe.

MR. ARGENIO: Mike, that's going to be yours.

MR. PETRO: The maintenance bond note for the back of the property. Any further comment? If not, roll call.

ROLL CALL

MR. MASON	AYE
MR. LANDER	AYE
MR. KARNAVEZOS	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



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CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 Airport Center Drive
Suite 202
New Windsor, New York 12553

(845) 567-3100
fax: (845) 567-3232
e-mail: mhenry@mhepc.com

Writer's e-mail address:
mjc@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GUARDIAN SELF STORAGE SITE PLAN AMENDMENT
(OTHER)
PROJECT LOCATION: WINDSOR HIGHWAY (NYS RT. 32)
SECTION 9 – BLOCK 1 – LOT 25.3
PROJECT NUMBER: 03-24
DATE: 8 OCTOBER 2003
DESCRIPTION: THE APPLICATION PROPOSES THE CONSTRUCTION OF A NEW
54,450 S.F. CLIMATE-CONTROLLED STORAGE BUILDING OVER
THE LOCATION OF THE EXISTING OFFICE BUILDING. THE PLAN
WAS PREVIOUSLY REVIEWED AT THE 27 AUGUST 2003 PLANNING
BOARD MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC
HEARING AT THIS MEETING.

1. The property is split between the C, NC and R-4 zones. The zone lines on the plan appear to be consistent with the Town zoning map. The proposed building would raze the existing office and construct a new 2-floor 54,450 s.f. building with full basement (18,150 each floor). This is slightly increased from the initial submittal. The new building is completely within the NC zone, as depicted.

The site complies with all bulk requirements. With regard to parking, the table provides an acceptable analysis and minimum parking requirements are met.

2. I have reviewed the revised plan and have the following comments:
 - The handicapped parking space dimensions appear to be corrected. The plan still does not include a dimensioned detail, which indicates the delineation and signage requirements. As previously requested, one should be added to the plan.

REGIONAL OFFICES

• 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
• 540 Broadway • Monticello, New York 12701 • 845-794-3399 •

**Bond Estimate
Guardian Self Storage**

Mark
P.B.#03-24
Corrected
Cost Estimate
(u)

Address:

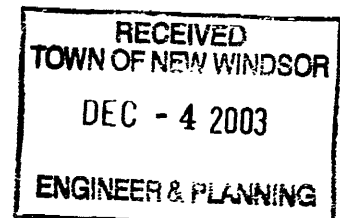
149 Windsor Highway
New Windsor, NY 12553

Blacktop	2,066 sq. yd	x	10	\$20,666.00
Top Soil	888 sq. yd	x	1	\$888.00
Trees	50	x	125	\$6,250.00
Shrubs	102	x	25	\$2,550.00
Mulch	888 sq. yd	x	3	\$2,666.66
Sidewalk	154 sq. yd	x	35	\$5,390.00
Hydrants	1	x	1400	\$1,400.00
Water main 8"	150 ft.	x	25	\$3,750.00
Fencing	30 ft.	x	8	\$240.00
Waste Enclosure	1	x	1500	\$1,500.00
Lights				
Wall mount	16	x	300	\$4,800.00
Post mount	2	x	900	\$1,800.00
Catch Basin	3	x	1000	\$3,000.00
Storm water pipe 10"	400 ft	x	12	\$4,800.00

Total **\$59,700.66**

2% of total cost **\$1,194.01**

OK by Mark



AS OF: 02/24/2004

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 3- 24

FOR WORK DONE PRIOR TO: 02/24/2004

										-----DOLLARS-----			
TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALAN		
3-24	214349	06/05/03	TIME	MJE	WS GUARDIAN SELF STOR	95.00	0.40	38.00					
3-24	215824	06/18/03	TIME	MJE	WS GUARDN SLF STOR N/S	95.00	0.40	38.00					
3-24	221384	08/26/03	TIME	MJE	MC GUARDIAN SELF STOR	95.00	0.70	66.50					
3-24	221749	09/03/03	TIME	MJE	WS GUARDIAN SELF STOR	95.00	0.40	38.00					
3-24	225225	10/07/03	TIME	MJE	MC GUARDIAN SELF STORGE	95.00	0.50	47.50					
3-24	224672	10/08/03	TIME	MJE	MM Guardian Cond App!	95.00	0.10	9.50					
								237.50					
3-24	223730	10/01/03			BILL 03-1187					-180.50			
3-24	226875	10/30/03			BILL 03-1346					-57.00			
										-237.50			
3-24	229047	11/14/03	TIME	MJE	MC DOT LTR TO BURNS	95.00	0.40	38.00					
3-24	230624	12/03/03	TIME	MJE	WS GUARDIAN STORAGE S/P	95.00	0.40	38.00					
								76.00					
3-24	232149	12/30/03			BILL 03-1595					-76.00			
										-76.00			
3-24	237341	02/13/04	TIME	MJE	MC GUARDIAN CLOSEOUT	99.00	0.50	49.50					
TASK TOTAL								363.00	0.00	-313.50	49.		
GRAND TOTAL								363.00	0.00	-313.50	49.		



**PLANNING BOARD: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Site Plan for:

GUARDIAN SELF STORAGE SITE PLAN P. B. #03-24

Applicant

AFFIDAVIT OF
SERVICE
BY MAIL

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the **23RD** day of SEPTEMBER, 2003, I compared the 24 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for site plan/subdivision/special permit/lot line change approval and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

23rd day of September, 2003

J. P. Gallagher
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006



LEGAL NOTICE



NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
OCTOBER 8, 2003 at 7:30 P.M. on the approval of the proposed Site Plan for
GUARDIAN SELF-STORAGE SITE PLAN

Located at **WINDSOR HIGHWAY (RT. 32)**

(Tax Map #Section 9, Block 1, Lot 25.3) . Map of the proposed project is on
file and may be inspected at the **Planning Board Office**, Town Hall, 555
Union Avenue, New Windsor, NY prior to the Public Hearing.

Date: SEPTEMBER 23, 2003

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessor's Office

September 11, 2003

Guardian Self Storage (Kari Daniels)
80 Washington Street-Suite 100
Poughkeepsie, NY 12601

Re: 9-1-25.3 P.B.#03-24

Dear Ms. Daniels:

According to our records, the attached list of property owners are abutting and across the street to the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley *BAW*

J. Todd Wiley, IAO
Sole Assessor

JTW/ baw
Attachments

CC: Myra Mason, P.B.

9-1-11
Ofer Avgush
152 Route 202
Garnerville, NY 10923

21-1-2
John & Joseph Terrizzi
P.O. Box 4735
New Windsor, NY 12553

Deborah Green, Town Clerk
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

9-1-12.1
BJS Holding, LLC
38 West 32nd Street, Room 1201
New York, NY 10001

21-1-3
William J. Heffron
3 Franklin Ave
New Windsor, NY 12553

Andrew Krieger, ESQ
219 Quassaick Ave
New Windsor, NY 12553

9-1-24
Joseph Kim Doo
425 Angola Rd
Cornwall, NY 12518

24-3-1
Genevieve Malinowski
293 Union Ave
New Windsor, NY 12553

James Petro, Chairman
Planning Board
555 Union Ave
New Windsor, NY 12553

9-1-25.21
Gerald I Impellittiere Jr.
C/o Duffers Hide-a-Way
139 Windsor Highway
New Windsor, NY 12553

24-4-1.1
Patricia & Richard Hartfield
285 Union Ave
New Windsor, NY 12553

Mark J. Edsall, P.E.
McGoey & Hauser
Consulting Engineers, P.C.
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

9-1-25.4
Jann & Eugene Hecht
161 Windsor Highway
New Windsor, NY 12553

24-4-3
Janes & Anna Jensen
281 Union Ave
New Windsor, NY 12553

9-1-25.5
Bruce & Johanna Williams
268 Union Ave
New Windsor, NY 12553

24-4-4
Johanna & Vincent Delgatto
279 Union Ave
New Windsor, NY 12553

9-1-26
Ernest Borchert
Lattintown Road
Marlboro, NY 12542

24-4-5
Ernest W. & Mary A. Froehlich
275 Union Ave
New Windsor, NY 12553

12-2-3
David Sarinsky
298 Union Ave
New Windsor, NY 12553

24-4-11
Joyce & Eugene Pelella
273 Union Ave
New Windsor, NY 12553

12-2-4
Gertrude Sarinsky
294 Union Ave
New Windsor, NY 12553

24-4-12
William F. & Valerie A. Metzger-Horton
269 Union Ave
New Windsor, NY 12553

21-1-1
Patricia Corsetti
7 Franklin Ave
New Windsor, NY 12553

George J. Meyers, Supervisor
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: 9/9/03 PROJECT NUMBER: ZBA# _____ P.B. # 03-24

APPLICANT NAME: GUARDIAN SELF STROAGE

PERSON TO NOTIFY TO PICK UP LIST:

GUARDIAN SELF STORAGE (KARI DANIELS)
80 WASHINGTON STREET - SUITE 100
POUGHKEEPSIE, NY 12601

TELEPHONE: 471-3388

TAX MAP NUMBER: SEC. 9 BLOCK 1 LOT 25.3
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: RT. 32 (WINDSOR HIGHWAY)
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: XXX

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) XXX

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD _____

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT _____

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 017602

TOTAL CHARGES: _____

September 10, 2003

Ms. Kari Redl-Daniels
80 Washington Street
Poughkeepsie, NY 12601

RE: Drainage Analysis
Guardian Self Storage
Tax Lot No. 9-1-25.3
New Windsor, Orange Co., NY

Dear Ms. Redl-Daniels:

At your request, our office has reviewed of the Guardian Self-Storage project site relative to the potential drainage impacts associated with the proposed expansions of the existing building and associated parking area. This analysis was based upon the following.

- Site plan, consisting of Sheets S1, S2 and S3, as prepared by Mauri Associate Architect, dated June 27, 2003
- Amended Mini-Warehouse Site Plan, Sheet 1, as prepared by Elias D. Grevas, L.S., dated March 23, 1988
- Discussions with current facility operators
- Site inspections

Observation of Stormwater Detention Basin

Inlet Structures - A 15" inlet pipe found on north end of detention basin, 30± ft. from the north end of the basin with the invert approximately 5 ft. above basin floor, as designed. A 15" inlet pipe on the south end of the basin 20± ft. from south end of basin with the invert approximately 5 ft. above basin floor.

Outlet Structure - The outlet structure is a field inlet pre-cast manhole approximately 4.5 ft. tall. Three sides of the manhole have been broken through with approximately 4" round holes. These inverts into the structure are approximately equal in elevation to the basin floor. However, all three inlets are approximately half clogged with organic debris. The outlet of the structure is an 8" CMP with the invert elevation approximately equal to the basin floor. The outlet discharges into a pond, as designed. The structure location is 85± ft. north of southern end of basin.

General Comments

The basin appears to act as settling/water quality basin which at times contains 2" - 6" of water. There is heavy growth throughout the entire basin (various wetland vegetation). High water level may be approximately 12" - 18" deep based upon an examination of tree bases. Also on exposed three sides of the retention basin, a large amount of debris has been deposited (air conditioners, computer, office chairs, etc.)

The basin has been constructed as designed and shown on the Grevas Plan.

Proposed Development Impacts

1. The proposed expansion will increase the impervious area by approximately 20,000 sq. ft., and is approximately 3% of the entire project site
2. Due to the distance from the existing retention basin, the proposed improvement will only slightly increase the time of concentration. This coupled with the overall site conditions will limit any impacts to downstream discharge.
3. Historic observations along with field investigation indicate the basin, although originally design as detention, acts more as an infiltration basin and pocket wetland.
4. The existing basin has over 2.5 ac. ft. of storage and appears oversized for the existing conditions, and most likely was designed for development of the entire site including the currently proposed expansion.
5. The existing storm drain collection piping consist of 15" and 18" pipe at 4% to 5% slope is more than adequate to handle this minor additional flow.
6. Due its limited disturbance of less than one acre, no Notice of Intent or compliance with New York State Department of Environmental Conservation SPDES regulations would be required.

It appears that more than adequate storage is provided even at the current basin condition. However, we would recommend that the basin is cleaned of all debris, sediment and growth and that the basin be maintained in accordance with the standard New York State Department of Environmental Conservation guidelines, which I have enclosed for your convenience.

If you require further information or like to meet to discuss any questions, please do not hesitate to contact me.

Very truly yours,

LANC & TULLY, P.C.



John O'Rourke
Project Manager

JOR/gjl

Maintaining Structural Measures

Structural measures must be maintained to be effective. In general, these measures must be periodically inspected to insure structural integrity, detect vandalism damage, and for cleaning and repair whenever necessary. During construction, all structures should be inspected weekly and after every rain. After construction, inspections should be made at least semi-annually and after every heavy rain.

An improperly applied control measure, or one that is not properly maintained, invites failure and can create more damage than if no measures had been taken. One excellent time to check on the performance of all project control measures is during a rainstorm. The experience gained by this type of inspection is valuable to both the contractor and the project inspection team.

A comprehensive program should be outlined for the use of those who have maintenance responsibility. Maintenance items should include, but not be limited to, those shown for each of the following measures.

Sediment Basins

The most obvious maintenance required for these structures is the requirement for periodic cleanout. Cleanout may be done after one foot of silt is deposited or, in instances where proper hydraulics can be maintained, as much as 50 percent of capacity may be filled before cleanout is necessary.

Temporary pool outlets constructed of filter fabric covered stone should be inspected for tears in the fabric or clogging of the filter cloth with silt or debris. Silt can be removed from woven filter cloth with a stiff brush.

Embankments must be inspected for cracks, excessive seepage, rodents and undesirable vegetative growth. The principal and emergency spillways must be cleaned of obstructions and inspected for structural integrity. The outlets below the spillways must be inspected for erosion and obstructions to flow removed.

Diversions and Channels

The various types of temporary and permanent diversions and channels perform similar functions and must be maintained to insure that they perform satisfactorily. The channel cross-section must be inspected to insure that the side slopes remain stable. Check for points of scour, rodent holes, and breaches. The channel bottom must be inspected for erosion or exces-

sive scour, deposition of sediment or other obstructions. If the channels are lined, the linings should be checked for structural integrity. Cracking, spalling, or other physical deterioration of the lining must be repaired. Inlets and outlets are to be checked to insure that they remain adequate, show no sign of erosion or loss of structural integrity.

Grade Stabilization Structures

Temporary structural measures of reducing velocities include barriers of hay or straw bales, brush or brush and fabric, and fabric and fence. Permanent check dams of timber, timber and stone, concrete or sheet piling are also utilized. In all instances it is important that the structure: (1) maintain its integrity, (2) is not by passed by an erosion channel, and (3) does not develop excessive scour at its base or excess sediment at its top.

Lined Waterway or Outlet

Channel linings other than vegetation must be inspected for undermining, cracking, spalling, plugging of weep holes, and channel obstructions. Inlets and outlets should be inspected for scour and obstructions.

Lining of channel sidewalls and floor by stone, concrete or fabric are common stabilization practices. Temporary channels may be lined by fabric or plastic which should be properly anchored. Check anchoring and inspect the fabric or plastic for tears. Permanent linings must be inspected for integrity, protection replaced where necessary and the channel cleared of debris and obstructions. Inlet and outlet areas should be checked for scour.

Traffic Control

Where markers or fencing are utilized for traffic control, inspect periodically to insure that they are properly placed, and functioning properly. Traffic must be kept off all structural erosion control measures at all times. Where traffic must cross a structural measure, a crossing should be constructed.

Pollution Control During Construction

Inspect to insure that dust control measures are utilized, where necessary. All maintenance work on equipment should be done in a safe area. Maintenance items such as cans, boxes, and cartridges should be stored in a suitable building. Following use, all such items should be disposed of in a safe manner and at a suitable site.

MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES

Maintaining Vegetative Measures

Maintaining vegetation for soil protection or other uses is needed to keep the system functioning. Proper maintenance defers or prevents impairment of plant cover. It is usually less costly to carry on a maintenance program than it is to make repairs after prolonged neglect.

Maintenance should occur on a regular basis, consistent with favorable plant growth, soil and climatic conditions. This involves regular seasonal work for mowing, fertilizing, liming, watering, pruning, fire controls, weed and pest control, reseeding and timely repairs. It also requires prompt removal of debris, protection of vegetation from unintended uses or traffic and special attention to critical areas. Well maintained vegetation provides a comfortable margin of reserve that will carry through emergencies. A preventive maintenance program anticipates requirements and accomplishes work when it can be done with the least effort and expense.

The degree of preventive maintenance depends upon the category of vegetation and land: improved, semi-improved and unimproved grounds. Greater maintenance is required for improved grounds than unimproved grounds. Regardless of the category, vegetative cover requires a certain degree of management or the desired function of the vegetation will be defeated.

Mowing is a recurring practice and its intensity depends upon the function of the ground cover. On improved areas, such as lawns, certain recreation fields and picnic areas, mowing will be frequent. On semi-improved areas, mowing will be less frequent. On unimproved areas, mowing may occur once every three years as required to eliminate invading woody vegetation.

The application of fertilizer will follow a like pattern. On improved areas, fertilizer amounts should be in sufficient quantities to keep cover healthy and vigorous without over stimulation of growth. On semi-improved grounds, the rate of fertilizer application is usually about 1/2 the rate applied on improved areas. Unimproved areas should receive limited fertilizer applications as required to produce enough growth to prevent undue erosion.

Lime should be applied to maintain the desired level of soil reaction. On improved grounds, amounts of lime may be applied to maintain the optimum pH range. On semi-improved and unimproved areas, the pH may be maintained at a lower level than optimum.

Weeds and brush frequently invade grass cover as a direct result of inadequate maintenance. Amount of weeds or brush that can be tolerated in any protective planting depends upon

the land category and its intended use. On improved areas few or no weeds or undesirable brush should be tolerated. This tolerance may become proportionately greater as land category declines. Drainageways are subject to rapid infestation of weeds and woody plants. These should be eradicated or cut back since they often reduce drainageway efficiency. Control of weeds or brush is accomplished by using herbicides, mechanical methods, soil sterilants and, perhaps, selective removal by hand.

Pest and disease control requirements are usually more intensive on improved areas. Most insects, such as grubs, army worms, beetles and ants, feed on grass roots, stems, and leaves and may cause considerable damage in a short period of time if not controlled early. Rodents, such as field mice, moles, and woodchucks, may damage vegetation and create hazards by burrowing and throwing up mounds on earthen structures. Insects and rodents should be kept under reasonable control.

Diseases of herbaceous and woody plants are usually of minor importance where adapted species have been used and reasonably good management is practiced. Trees that have been destroyed by disease or seriously damaged by insects should be removed. Removal of such trees is essential because diseases and insect infestations will likely spread to other plants.

Dry vegetation constitutes a fire hazard. The taller the vegetation, the greater the hazard. Herbaceous vegetation on improved ground may be less subject to serious fire since it is kept well mowed and probably well watered. Tree and shrub areas on improved ground also undergo fairly intensive management. Debris, such as fallen trees and branches, is usually removed without undue delay and litter is occasionally cleared away. These practices reduce fire hazards considerably. On unimproved grounds, vegetation is usually allowed to grow tall. Mowing and removing residue on occasion may help prevent fires in such areas. In general, grass fires in New York State are not critical. Judicious care, consistent with land category and purpose of vegetation usually will help prevent fires.

Temporary seedings should be inspected every 30 days. Areas damaged should be reseeded and remulched.

Protective coverings and their anchoring methods should be inspected to determine whether or not the cover is in place at the proper density and properly anchored. Where commercially available netting of either paper and plastic or jute mesh is applied, check for damage by vandalism, fire or loss of anchoring. All areas should be inspected to determine if rilling is occurring beneath the protective cover. Where this is occurring, the area should be regraded and recovered.



September 22, 2003

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12553

Project Name: Guardian Self Storage
Project Location: Windsor Highway (NYS Route 32)
Project Number: 03-24

Dear Members of the Town Planning Board,

We have respectfully made the requested changes to our plans:

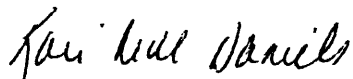
1. The handicapped parking spaces have been revised and a note for the appropriate signage is indicated on the plans. A curb cut has also been included and the loading zone has been removed.
2. The parking has been relocated to the area on the right hand side behind the building.
3. The sidewalk has been increased to the 6' requested width.
4. It is now noted on the plans that the building lights have a cut off shield and that all the lights are on timers.
5. Per the Town Engineer's advisement, additional drainage has been added along the rear of the building and the west side. All gutters are to be tied into the drainage system.
6. A letter is attached from our engineer, John O'Rourke at Lance & Tully, as per the Town Board's request.
7. A note concerning the sprinkler system to meet town codes has been included.
8. The water and sewer do show being 10' apart as required.
9. The sewer line now shows a 2" force main and a tie to town sewer.
10. The plans indicated a 6" water line coming in with a 1" line for our bathrooms.

11. A concern was made about the visibility of the air conditioning units. The units will not be visible from the road as they have been designed as roof top units. The building has a 4' parapet and is sloped 55" from front to back. Our builder Jody Clayton will be attending the meeting in case you have any further questions.
12. Decorative lighting has been added to the doorways of the building. Photos are included.

During the construction period, we would like your permission to place on the premises an office trailer to continue business in and a small office trailer for our general contractor.

Thank you for your time and consideration in this matter. If you should need additional information, please do not hesitate to contact me at 845-471-6000, ext.2.

Sincerely,



Kari Redl Daniels

KRD/tp

P.B.#03-24 Escrow

GUARDIAN SELF STORAGE (BO)
80 WASHINGTON ST., SUITE 100
POUGHKEEPSIE, NY 12601
(845) 471-3388

THE BANK OF NEW YORK
POUGHKEEPSIE, NY 12601
50-235/219-558

017298

DATE
07/23/03

AMOUNT
*****750.00*

*SEVEN HUNDRED FIFTY DOLLARS AND NO CENTS

PAY
TO THE
ORDER
OF:

TOWN OF NEW WINDSOR

Carroll P.S.

SECURITY
GUARDIAN
SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

017298 021902352 6800625899

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER - SEE REVERSE SIDE FOR COMPLETE SECURITY FEATURES

P.B.#03-24 Applicat. Fee

017297

GUARDIAN SELF STORAGE (BONY)
80 WASHINGTON ST., SUITE 100
POUGHKEEPSIE, NY 12601
(845) 471-3388

THE BANK OF NEW YORK
POUGHKEEPSIE, NY 12601
50-235/219-558

DATE
07/23/03

AMOUNT
*****100.00*

*ONE HUNDRED DOLLARS AND NO CENTS

PAY
TO THE
ORDER
OF:

TOWN OF NEW WINDSOR

Carroll P.S.

SECURITY
GUARDIAN
SECURE

THIS DOCUMENT CONTAINS HEAT SENSITIVE INK. TOUCH OR PRESS HERE - RED IMAGE DISAPPEARS WITH HEAT.

017297 021902352 6800625899

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#734-2003**

07/29/2003

**Guardian Self Storage
80 Washington Street, Suite 100
Poughkeepsie, NY 12601**

**Received \$ 100.00 for Planning Board Fees, on 07/29/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

03-24 application fee

**Deborah Green
Town Clerk**

PLANNING BOARD
TOWN OF NEW WINDSOR


AS OF: 07/28/2003

PAGE:

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 3-24
NAME: GUARDIAN SELF STORAGE
APPLICANT: KARI REDL DANIELS

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DU
07/24/2003	REC. CK. #017298	PAID		750.00	
		TOTAL:	0.00	750.00	-750.00


7/29/03

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Town Planning Board
FROM: Frank Malloy, Asst. Fire Inspector
SUBJECT: Guardian Self-Storage
DATE: October 6, 2003

Planning Board Reference Number: PB-03-24
Date Received: 09-24-2003
Fire Prevention Reference Number: FPS-03-44

A review of the above referenced Site Plan was conducted on October 6, 2003, with the following being noted:

- 1) Fire Department hook-up needs to be shown on Outside of building for sprinkler.
- 2) Show indication of sprinkler room.
- 3) Fire hydrant to be located on site.

The plans at this time are not acceptable.


Frank Malloy
Asst. Fire Inspector

FM/dh



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
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(845) 567-3100
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Writer's E-mail Address:
mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF: New Windsor P/B APP. NO.: 03 - 2x
WORK SESSION DATE: 3 Sept 03 PROJECT: NEW OLD x
REAPPEARANCE AT W/S REQUESTED: no. RESUB. REQ'D: new plan
PROJECT NAME: Guardian
REPRESENTATIVES PRESENT: John O'Rourke

MUNICIPAL REPS PRESENT: BLDG INSP. X FIRE INSP. John
ENGINEER X PLANNER
P/B CHMN OTHER

ITEMS DISCUSSED: SD #2x STND CHECKLIST: PROJECT
gravel prop. DRAINAGE TYPE
not John Eggo DUMPSTER SITE PLAN
move p/c spaces to back SCREENING SPEC PERMIT
6' sp - dimension LIGHTING L L CHG.
30' (Streetlights) SUBDIVISION
cut. drop LANDSCAPING OTHER
timers - cutoff shields BLACKTOP
drainage calcs ROADWAYS
 APPROVAL BOX

PROJECT STATUS:
ZBA Referral: Y N

Ready For Meeting Y N

Recommended Mtg Date next avail
after Mar 1



PROJECT: Guardian Self Storage P.B. # 03-24

NEGATIVE DEC:

M)____S)____VOTE: A____N____
CARRIED: Y____N____

M) A S) L VOTE: A 5 N 0
CARRIED: Y ✓ N

M) A S) L VOTE: A 5 N 0 SCHEDULE P.H.: Y ✓ N

SEND TO O.C. PLANNING: Y____
SEND TO DEPT. OF TRANSPORTATION: Y____

REFER TO Z.B.A.: M) S) VOTE: A N

RETURN TO WORK SHOP: Y N

APPROVAL:

M) _____ S) _____ VOTE: A _____ N _____ APPROVED: _____

NEED NEW PLANS: Y___ N___

CONDITIONS – NOTES:

- New Construction (Two Story)
- Building must be sprinklered
- Should tie into sewer & water
- Need info on drainage
- So over parking location at work shop



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **HIGHWAY DEPARTMENT**

P.B. FILE # **03-24**

DATE RECEIVED: **07-24-2003**

RECEIVED

PLEASE RETURN COMPLETED FORM TO MYRA BY: **08-22-03**

JUL 28 2003

THE MAPS AND/OR PLANS FOR:

N.W. HIGHWAY DEPT.

GUARDIAN SELF STORAGE

Applicant or Project Name

SITE PLAN **XX**, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: _____

☐ **DISAPPROVED:**

Notes: _____

Signature: _____

Reviewed by: _____

Date

8/26/03



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: **WATER DEPARTMENT**

P.B. FILE # 03-24

DATE RECEIVED: 07-24-2003

PLEASE RETURN COMPLETED FORM TO **MYRA** BY: 08-22-03

THE MAPS AND/OR PLANS FOR:

GUARDIAN SELF STORAGE

Applicant or Project Name

SITE PLAN XX, SUBDIVISION _____, LOT LINE CHANGE _____,
SPECIAL PERMIT _____

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ **APPROVED:**

Notes: _____

☐ **DISAPPROVED:**

Notes: _____

Signature: _____

Reviewed by: _____

7/30/03
Date

**FIRE INSPECTOR'S
INTER-OFFICE CORRESPONDENCE**

TO: Town Planning Board
FROM: Frank Malloy, Asst. Fire Inspector
SUBJECT: Guardian Self Storage
DATE: August 12, 2003

Planning Board Reference Number: PB-03-24

Date Received: 7-24-2003

Fire Prevention Reference Number: FPS-03-37

A review of the above referenced site plan review was conducted on August 12, 2003.

This site plan is acceptable.

Plans Dated: June 27, 2003

A handwritten signature in black ink, appearing to be 'FM' with a stylized flourish and the letters 'dh' written below it.

Frank Malloy
Asst. Fire Inspector

FM/dh



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(570) 296-2765

e-mail: mhapa@mhepc.com

Writer's E-mail Address:

mje@mhepc.com

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

03-24

WORK SESSION DATE:

Thursday June 03

PROJECT: NEW

X

OLD

REAPPEARANCE AT W/S REQUESTED:

18th Double

RESUB. REQ'D:

Full App

PROJECT NAME:

Guardian Self Storage

REPRESENTATIVES PRESENT:

Kari Reed / David

MUNICIPAL REPS PRESENT:

BLDG INSP.

ENGINEER

P/B CHMN

X

FIRE INSP.

PLANNER

OTHER

To

ITEMS DISCUSSED:

- parking calc update
- drive access & circulation

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

APPROVAL BOX

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

PROJECT STATUS:

ZBA Referral:

Y

N

Ready For Meeting

Y

N

Recommended Mtg Date

25th



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)

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Writer's E-mail Address:
mje@mhepc.com

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-7

TOWN/VILLAGE OF: New Windsor

P/B APP. NO. 03-24

WORK SESSION DATE: 21 May 2003

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED: Yes

RESUB. REQ'D: fill later

PROJECT NAME: Redd Mini Warehouses 12 Apr

REPRESENTATIVES PRESENT: Carrie Daniels

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER X
P/B CHMN _____

FIRE INSP. Frank Malloy
PLANNER _____
OTHER _____

ITEMS DISCUSSED:

W/ing front
Cir rear

A-10 35 ft. 14/35
- 2 stories & basement rear
- landroge
- 1/4 in.

parking - ck - old plan
5 or 1/10 whichever
greater

STND CHECKLIST:

DRAINAGE _____

DUMPSTER _____

SCREENING _____

LIGHTING _____

(Streetlights)

LANDSCAPING _____

BLACKTOP _____

ROADWAYS _____

APPROVAL BOX _____

PROJECT STATUS:

ZBA Referral: _____ Y _____ N

Ready For Meeting _____ Y _____ N

Recommended Mtg Date later

PROJECT
TYPE

SITE PLAN

SPEC PERMIT

L L CHG.

SUBDIVISION

OTHER

Ynoo

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change _____ Site Plan ☒ Special Permit _____

Tax Map Designation: Sec. 9 Block 1 Lot 25.3

BUILDING DEPARTMENT REFERRAL NUMBER 2003 - 0451

1. Name of Project Guardian Self Storage

2. Owner of Record Herb Redl Phone 845-471-3388

Address: 80 Washington St, Suite 100, Poughkeepsie, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Kari Redl Daniels Phone 845-471-6000 x2

Address: 80 Washington St. Suite 100, Poughkeepsie, NY 12061
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Mauri & Associates Phone 845-452-1030

Address: 303 Mill Street, Poughkeepsie, NY 12601
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney _____ Phone _____

Address _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Kari Redl Daniels 845-471-6000 x2 845-471-6336
(Name) (Phone) (fax)

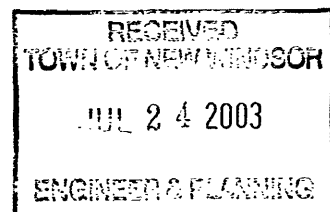
7. Project Location: On the East side of Windsor Highway
(Direction) (Street)

8. Project Data: Acreage 14.43 Zone N/C School Dist. Newburgh

PAGE 1 OF 2

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

03-24



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No X

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) _____
For a climate controlled storage building, having two stories from street level. The rear will have a basement level.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no X
12. Has a Special Permit previously been granted for this property? yes _____ no X

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

22nd DAY OF July 2003

Kathleen M. Szulist
NOTARY PUBLIC

KATHLEEN M. SZULIST
Notary Public, State of New York
Qualified in Dutchess County
No. 4750797

Commission Expires 11/31/06

[Signature]
(OWNER'S SIGNATURE)
Kari Redd Daniels
(AGENT'S SIGNATURE)

Please Print Agent's Name as Signed

TOWN USE ONLY:

DATE APPLICATION RECEIVED

03-24
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Herb Redl, deposes and says that he resides
(OWNER)
at 80 Washington St, Suite 100, Poughkeepsie, NY 12601 in the County of Dutchess
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map
(Sec. 9 Block 1 Lot 25.3)
designation number (Sec. Block Lot) which is the premises described in
the foregoing application and that he designates:

Kari Redl Daniels / Kelley Redl-Hardisty
(Agent Name & Address)

80 Washington Street, Suite 100, Poughkeepsie, NY 12601
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

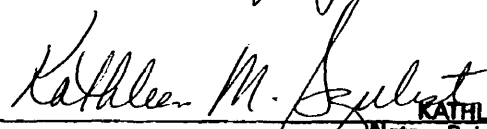
**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICH EVER IS SOONER.**

SWORN BEFORE ME THIS:

22nd DAY OF July 2003

****** 
Owner's Signature (MUST BE NOTARIZED)

Agent's Signature (If Applicable)


KATHLEEN M. SZULIST
NOTARY PUBLIC Notary Public, State of New York
Qualified in Dutchess County
No. 4750797
Commission Expires 11/31/06 Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

03-24

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Kari Redl Daniels	2. PROJECT NAME Guardian Self- Storage
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address: and road intersections, prominent landmarks, etc., or provide map) 149 Windsor Highway	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a climate control self storage building.	
7. AMOUNT OF LAND AFFECTED: Initially 1.2 acres Ultimately 1.0 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals Town of New Windsor Water Department.	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Kari Redl Daniels	Date: 7/21/03
Signature: <i>Kari Redl Daniels</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

1

03-24

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from responsible officer)

Date	

ATTACHMENTS

- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

*This property is not located in a
flood zone. Kai Lee Daniel
7/21/03*

TOWN OF NEW WINDSOR PLANNING BOARD

SITE PLAN CHECKLISTITEM

1. ✓ Site Plan Title
2. ✓ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SITE PLAN).

SAMPLE:



3. ✓ Applicant's Name(s)
4. ✓ Applicant's Address
5. ✓ Site Plan Preparer's Name
6. ✓ Site Plan Preparer's Address
7. ✓ Drawing Date
8. ✓ Revision Dates
9. ✓ Area Map Inset and Site Designation
10. ✓ Properties within 500' of site
11. ✓ Property Owners (Item #10)
12. ✓ Plot Plan
13. ✓ Scale (1" = 50' or lesser)
14. ✓ Metes and Bounds
15. ✓ Zoning Designation
16. ✓ North Arrow
17. ✓ Abutting Property Owners
18. ✓ Existing Building Locations
19. ✓ Existing Paved Areas
20. ✓ Existing Vegetation - TO BE REPLACED
21. ✓ Existing Access & Egress

PROPOSED IMPROVEMENTS

22. ☒ Landscaping
23. ☒ Exterior Lighting
24. ☒ Screening
25. ☒ Access & Egress
26. ☒ Parking Areas
27. ☒ Loading Areas
28. ☒ Paving Details (Items 25 - 27)
29. ☒ Curbing Locations
30. ☒ Curbing through section
31. ☒ Catch Basin Locations
32. ☐ Catch Basin Through Section - *USING EXISTING*
33. ☐ Storm Drainage *USING EXISTING*
34. ☒ Refuse Storage
35. ☐ *N/A* Other Outdoor Storage
36. ☒ Water Supply
37. ☐ *ENGINEER* Sanitary Disposal System
38. ☐ Fire Hydrants - *IF REQUIRED IT WILL BE PLACED ON PLAN*
39. ☒ Building Locations
40. ☒ Building Setbacks
41. ☒ Front Building Elevations
42. ☒ Divisions of Occupancy
43. ☐ Sign Details - *TO BE SUPPLIED BY SIGN COMPANY*
44. ☒ Bulk Table Inset
45. ☒ Property Area (Nearest 100 sq. ft.)
46. ☒ Building Coverage (sq. ft.)
47. ☒ Building Coverage (% of total area)
48. ☐ Pavement Coverage (sq. ft.)
49. ☐ Pavement Coverage (% of total area)
50. ☐ Open Space (sq. ft.)
51. ☐ Open Space (% of total area)
52. ☒ No. of parking spaces proposed
53. ☒ No. of parking spaces required

TO BE PROPERLY
PLACED ON NEXT
SET OF PLANS -
AND WILL BE BROUGHT
TO MEETING

REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. N/A

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. N/A

A disclosure Statement, in the form set below, must be inscribed on all site plan maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasee shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:


Licensed Professional

12 Aug 03
Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.



PROPOSED COLOR SCHEME

MAURI ASSOCIATES ARCHITECTS PC
303 MILL STREET POUGHKEEPSIE NEW YORK 12601 845-452-1030



GUARDIAN SELF-STORAGE
NEW WINDSOR
ROUTE 52
NEW WINDSOR / NEWBURGH
NEW YORK

project no.
03-06

date
03 OCT 03

drawn by
AMH